

Waterville

17-2

RK 7094 PG 099

WARRANTY DEED
Joint Tenancy
032470

TRANSFER
TAX
PAID

Scott Neilsen and Sheila Neilsen of Waterville, Maine for consideration paid, grants to

Jason P. Ouellette of Augusta, County of Kennebec, State of Maine, whose mailing address is
RR6 Box 768, Augusta, Maine 04332, as **JOINT TENANTS**

with **WARRANTY COVENANTS**

a certain lot or parcel of land, together with any buildings thereon, situated in Waterville, County
of Kennebec, State of **Maine**, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor(s) have set their hand(s) and seal(s) this 30th day of
September, 2002.

Donald E. Guild
Witness

Scott Neilsen
Scott Neilsen
12

Sheila Neilsen
Witness

Sheila Neilsen
Sheila Neilsen
12

State of Maine
County of Kennebec, ss.

September 30, 2002

Then personally appeared the above-named Scott Neilsen and Sheila Neilsen and
acknowledged the foregoing to be their free act and deed.

Before me,

Donald E. Guild
Name:
Notary Public/Attorney-at-Law
Commission expires: _____



DONALD E. GUILD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 5, 2003

R. Gifford ③

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7094 PG 100

A certain lot or parcel of land, together with the buildings and improvements erected thereon, situate, lying and being on the westerly side of the west River Road, so-called, in the city of Waterville, County of Kennebec and State of Maine, and described as follows, to wit:

Beginning at an iron pin on the westerly right of way line of the said West River Road, said iron pin being also the northeasterly corner of certain lot or parcel of land conveyed by the Joseph F. Doyon to Gloria A. Legare, under by virtue of a certain warranty deed dated September 1, 1971 and recorded in the Kennebec southeasterly corner of land now or formerly owned by George E. Hallowell; thence in a southerly direction and along the westerly two hundred fifty (250) feet more or less, to an iron pin; thence in a westerly direction, a distance of one hundred eighty-two (182) feet, more or less, to an iron pin; thence in a northerly direction, a distance of two hundred (200) feet, more or less to an iron pin; thence in an easterly direction and along a portion of the southerly line of the said lot or parcel of land now or formerly owned by the said George e. Hallowell, a distance of two hundred thirty-five (235) feet, more or less, to an iron pin located in the westerly right of way line of the said West River Road and being the point or place of beginning.

Excepting and reserving from the above parcel of land a certain lot or parcel of Land in the city of Waterville, County of Kennebec and State of Maine and Described as follows to wit:

Beginning at a steel pin in the northwesterly corner of the property of the grantors as recorded in book 3526 Page 284 at the Kenneled Registry of Deeds; thence S 60° 09' E along the land formerly of George Hallowell for fourteen and three tenths (14.3') feet to a steel pin; thence S 40° 02' 30" W along other land of the grantor for one hundred ninety three and nine tenths (193.9') grantor for then and one-half (10.5') feet to a steel pin; thence N 48° 48' 30" W along other land of the grantee for twenty-five and two-thirds (25.66') feet to a steel pin; thence N 41° 51' 30" E along other land of the grantee for two hundred (200') feet to the steel pin marking the point of beginning. This parcel contains 3435 sq. feet more or less and is part of the parcel conveyed to the grantors by Mike Laverdiere.

Being the same premises conveyed to Scott A. Nielsen and Sheila A. Nielsen by Warranty Deed of Michael Laverdiere dated April 5, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3526, Page 284, excepting the parcel conveyed to David Green by deed of Scott A. Nielsen and Sheila A. Nielsen Recorded in Book 4475, Page 15.

Parcel II

Also a certain lot or parcel of land in the city of Waterville, County of Kennebec and State of Maine, and described as follows, to wit:

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Beginning in the south easterly corner of the property of the grantees at a point in the westerly line of the West River Road so called, thence on a 1993 magnetic bearing of S 52° 24' 54" W along the westerly side of the aforementioned road for eleven and three tenths (11.3') feet to a steel pin; thence N 46° 30' West along other land of the grantor for one hundred fifty-one and one half (151.5') feet to a steel pin; thence N 8° 19' E along the other land of the grantor for four and four-tenths (4.4') feet to a steel pin; thence S 49° 15' E along land at the grantee for one hundred fifty-six and one-tenth (156.1') feet to the point of beginning.

Being the same premises described in a deed to Scott Neilson and Sheila Neilson from Daniel Green dated March 15, 1993 recorded in the Kennebec County Registry of Deeds 4352 page 92.

RECEIVED KENNEBEC SS.
2002 OCT -9 AM 9:55

ATTEST: *Beverly Ann McLaughlin*
REGISTER OF DEEDS

CMT-15173